

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 31, 2004 PLANNING COMMISSION MEETING

P.A.S.: **Comprehensive Plan Amendment 04017**

PROPOSAL: Text to reflect flood plain policy, conclusions and recommendations of the Mayor's Flood Plain Task Force for the City of Lincoln New Growth Areas on pages F - 34, 35, 63, 78,79 and 80.

CONCLUSION: The Task Force work is complete and updated language is appropriate.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

HISTORY: In April of 2003 the Floodplain Task Force concluded 20 months of work that resulted in floodplain recommendations for the City and County.

ANALYSIS:

See attached Comprehensive Plan Amendment form and supporting information.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@ci.lincoln.ne.us

DATE: March 15, 2004

APPLICANT: Allan Abbott, Director
Public Works and Utilities Department
555 South 10th Street
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(402) 441 - 7548 and

Glenn Johnson, General Manager
Lower Platte South NRD
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**Floodplain Language Update
City of Lincoln and Lower Platte South NRD**

Applicant	Location	Proposal
Director of Public Works and Utilities and the Lower Platte South Natural Resources District	Text on page F 34, F35, F63, F 78 - F80 Future Conditions, including Environmental Resources, Floodplain and Utilities	Replace and update language relating to floodplains and the recommendations of the Mayor's Floodplain Task Force
Recommendation: Approval		

Status/Description

In a March 4, 2004 memo, Alan Abbott, Director of Public Works and Utilities and Glenn Johnson, General Manager of the Lower Platte South NRD, requested amendments to the Lincoln/Lancaster Comprehensive Plan, pages F 34 - 35, Future Conditions - Community Form, F 63, Future Conditions - Environmental Resources, Floodplain and F 78 - 80, Utilities, Floodplain Management.

Comprehensive Plan Implications

The proposed changes reflect the policy assumptions, conclusions and recommendations of the April 2003 Mayor's Floodplain Task Force for the City of Lincoln New Growth Areas.

Conclusion

This is an update and clarification of policy of the current adopted Comprehensive Plan. Amend the Plan as follows:

1. Amend pages F -34 and F - 35 Future Conditions - Community Form, Plan Assumptions section (see attached).
2. Amend pages F - 63 of Future Conditions - Environmental Resources, Floodplains section (see attached).
3. Amend pages F - 78 to- F - 80 or Future Conditions - Utilities, Floodplain Management.



CITY OF LINCOLN NEBRASKA

MAYOR COLEEN J. SENG

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Public Works and Utilities Department

Allan Abbott, Director

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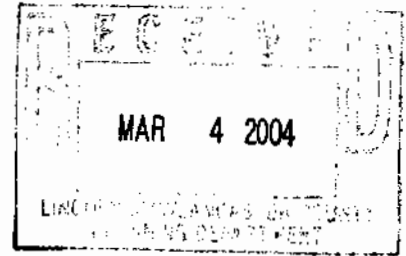
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March 4, 2004

Marvin Krout, Director
Lincoln-Lancaster County Planning Dept.
555 S. 10th Street
Lincoln, NE 68508



Dear Marvin:

Attached are proposed flood standards for New Growth Areas for consideration by the Planning Commission at their March 31, 2004 public hearing. These standards are proposed by the Public Works and Utilities Department and Lower Platte South Natural Resources District. The flood standards are intended to reflect the April 2003 recommendations of the Mayor's Floodplain Task Force for the City of Lincoln New Growth Areas (see attached).

Amendments are proposed to five different documents:

1. Lincoln - Lancaster County Comprehensive Plan
2. Lincoln Zoning Ordinance
3. Lincoln Subdivision Ordinance
4. Lincoln Design Standards
5. Lincoln Drainage Criteria Manual

A summary of the proposed amendments is provided in the attached documentation. The **principles and policy objectives** included in the proposed Comprehensive Plan amendment **apply both to the City and County**. *The ordinances and standards apply only to New Growth Areas within Lincoln's 3-mile zoning jurisdiction (see attached map).* New Growth Areas are defined as those areas outside the Lincoln city limits and zoned AG Agriculture or AGR Agricultural Residential as of the effective date of the standards. The Existing Urban Area is intended to be addressed in a second phase following the adoption of standards for New Growth Areas.

ORDINANCE TEXT REVISIONS

The flood standards for the **Subdivision Ordinance** have been consolidated from multiple chapters into two chapters dedicated to flood standards: one for the Existing Urban Area and one for New Growth Areas. The **Zoning Ordinance** was revised by eliminating Chapter 27.55, "Floodplain District," and creating two new chapters to distinguish between standards for the Existing Urban Area and New Growth Areas. Because all text within new chapters is underlined, new or revised standards within these chapters are distinguished by **text**. Thus, text which is not highlighted in Chapters 27.52 and 27.53 of the draft

LINCOLN

The Community of Opportunity

Zoning Ordinance, and 26.24 and 26.25 of the draft Subdivision Ordinance represents existing standards. In addition to the recommendations of the Mayor's Floodplain Task Force, **some revisions have been made with applications to both Existing Urban Area and New Growth Areas** to clarify ordinance provisions required by minimum federal and state standards, for administrative purposes, and for consistency between different sections of the code.

BACKGROUND

In August of 2001, former Mayor Wesely appointed the Mayor's Floodplain Task Force (FPTF), representing a range of stakeholders from the community, to formulate recommendations regarding the development of new floodplain standards. The Task Force utilized the results of two studies in developing their recommendations, one completed by the Corps of Engineers (COE), and a second completed by Camp Dresser & McKee, Inc. (CDM). **Executive summaries for these studies from Appendix H of the FPTF Report are attached for reference.**

Corps of Engineers Study

The COE study evaluated three scenarios on the Dead Man's Run and Beal Slough floodplains, from moderate to more extreme losses of flood storage. **The study concluded that, within the study reaches, increased flood damages** resulting from loss of flood storage had the potential to range from **\$2.6 to \$10.9 million on Dead Man's Run**, and from **\$0.1 to \$1.9 million on Beal Slough**. Economic analysis was not performed for 100% loss of flood storage, which showed a substantially greater rise in flood heights (2.8 foot rise and 4.3 foot rise on Deadman's Run and Beal Slough, respectively) than the alternative scenarios where the economic analysis was performed.

CDM Study

The CDM study projected the **reduction in flood damage possible to public infrastructure if higher standards were adopted** and the economic costs to private development of meeting a higher standard. Half-foot Rise and No Net Rise/Compensatory Storage standards were evaluated. Under the No Net Rise/Compensatory Storage standard, as compared to the current One-foot Rise standard, flood damage costs to public buildings, streets and stream crossings were projected to be reduced 27% and 44%, respectively. **Reduction in flood damage costs based on a No-Rise/Compensatory Storage scenario were projected at 100%, 27% and 44% for public buildings, streets, and stream crossing structures, respectively.**

The CDM study's evaluation of the **increased costs to private development** to meet a No Rise/Compensatory Storage standard were projected at **14%, 21% and 10% for traditional residential, commercial and industrial development configurations, respectively. For cluster developments** allowed by the ordinance today through Community Unit Plans and Planned Unit Developments, the No Net Rise/Compensatory Storage standard was projected to **increase costs to private development by 6% or less.** Additional information regarding estimated engineering costs from Appendix K from the FPTF Report is attached for reference.

Task Force Final Report

In April of 2003, the FPTF finalized their recommendations, distinguishing between New Growth Areas and the Existing Urban Area. A copy of the recommendations for New Growth Areas is attached, and a copy of the full FPTF report is available on the City's website at lincoln.ne.gov. The flood standards as proposed are intended to reflect the recommendations of the FPTF for New Growth Areas for the City of Lincoln.

PUBLIC INFORMATION REGARDING DRAFT STANDARDS

The draft standards were made available for public review on February 4, 2004. A notice was sent to approximately 475 individuals and organizations with a summary and information regarding where a full set of standards could be obtained. A set of draft standards was also forwarded to Planning Commission members and elected officials. Since that time, the proposed standards have been available for review at the following locations:

- Lincoln City Libraries
- City-County Planning Department
- Public Works & Utilities Dept.
- Lower Platte South NRD
- Kinkos at 48th & Vine (for fee)
- City of Lincoln Website: lincoln.ne.gov (as of Feb 18)

Presentations regarding the proposed standards have been made to the following organizations:

- Mayor's Environmental Advisory Committee - February 5, 2004
- Mayor's Neighborhood Roundtable - February 12, 2004
- Architects/Engineers Seminar - February 18, 2004
- County Ecological Advisory Committee - March 2, 2004

Presentations are scheduled prior to the March 31 public hearing, as follows:

- Open House at County Extension Offices - March 9, 2004, 5:30-8:00 pm
- Homebuilders, Board of Realtors, and Chamber of Commerce - March 9, 2004
- Planning Commission Briefing - March 17, 2004

Contacts for questions regarding the proposed standards are as follows:

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The proposed standards reflect the recommendations of a 16-member Floodplain Task Force representing a broad cross-section of interests throughout the community, and they represent approximately 2 ½ years of technical study and consideration. The standards are consistent with the Lincoln-Lancaster County Land Use Plan and support the goals of the Comprehensive Plan regarding the reduction of future flood hazards and the conservation of floodplain functions and riparian corridors for flood storage and conveyance, stream stability, and water quality.

Sincerely,



Allan Abbott, Director
Public Works & Utilities Dept.



Glenn Johnson, General Manager
Lower Platte South NRD

cc (w/o attachments):

Mayor Coleen J. Seng
Nicole Fleck-Tooze, Ben Higgins, Rock Krzycki - PW/U Dept.
Mike Merwick, John Callen - Building & Safety Dept.

Attachments:

Appendix H of the FPTF Report - Executive Summaries for COE and CDM Studies
Appendix K of the FPTF Report - Supporting Information (engineering costs)
Summary of Proposed Standards
Map showing Existing Urban Area and New Growth Areas for Flood Regulations
FPTF Recommendations for New Growth Areas
List of Revisions
Amendments to Comprehensive Plan
Revisions to Lincoln Zoning Ordinance
Revisions to Lincoln Subdivision Ordinance
Revisions to Lincoln Design Standards
Revisions to Lincoln Drainage Criteria Manual